



Department of Community Development

801 - 228th Ave. SE, Sammamish, WA. 98075 - Phone: 425-295-0500 - Fax: 425-295-0600 - Web: www.ci.sammamish.wa.us

REVISED Notice of Application for a Subdivision/SEPA Notification

Laurel Hills, Division 4 – PLN2012-00011

Project Description: Laurel Hill Partners, LLC is proposing to subdivide approximately 4.4 acres into a 17-lot subdivision for single-family development. The proposed subdivision will also include an open space tract and conveyance to a stormwater detention pond on an adjacent property, which is being expanded under a separate Clear & Grade permit (BLD2012-00414). There are no known critical areas on the subject site. A revised Notice of Application is being mailed to include the neighbors within 500 feet of the pond expansion.

The applicant (Laurel Hill Partners, LLC) applied for the above project on March 16, 2012; following a review to confirm that a complete application had been received, the City issued a letter of completion to the applicant on April 6, 2012. On April 12, 2012, the City issued this Notice of Application / SEPA Notification by the following means: mailed notice to property owners within 500 feet of the subject site, a sign posted on the subject site, and by placing a legal notice in the local newspaper.

Applicant: Laurel Hill Partners, LLC

Public Comment Period: April 12, 2012 through May 3, 2012 (**extended June 6, 2012 through June 27, 2012**)

Project Location: 3324 – 225th Ave SE, Sammamish, WA 98075

Tax Parcel Number: 0924069201

Existing Environmental Documents: Critical Area Affidavit, SEPA Checklist, Wetland Delineation by Sewall Wetland Consulting dated 1/9/12, Geotechnical Report by Terra Associates dated 1/30/08, Traffic Impact Analysis by TraffEx dated 12/18/07, and Preliminary Technical Information Report by Blueline dated 3/9/12.

Other Permits Included: Future rights-of-way permits, site development plans, future building permits

SEPA Review: Based on the submitted application, and available information, the City anticipates issuing a DNS for this proposal and the optional DNS process as specified in WAC 197-11-355 is being utilized. Consequently, this may be the only opportunity to comment on the environment impacts of this proposal. This proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent SEPA threshold determination for the proposal may be obtained upon request.

Staff Member Assigned: Mona Davis, Senior Planner
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A public hearing is to be scheduled for this application. The public hearing time, date, and location will be provided in the forthcoming Notice of Recommendation to the Hearing Examiner. Interested persons are invited to submit written comments on the application by no later than 5:00 p.m. on the last day of the comment period identified above, at Sammamish City Hall. Inquiries regarding the application, SEPA determination process, comment period, public hearing, decision and appeal process as well as requests to view documents pertinent to the proposal, including environmental documents may be made at the City of Sammamish City Hall, 801 – 228th Avenue SE, Sammamish, Washington 98075 (Tel: 425.295.0500) during normal business hours, Monday through Friday, 8:30 a.m. to 5:00 p.m.

Note: Mediation of disputes is available pursuant to SMC 20.20. Requests for mediation should be made as soon as it is determined the disputed issue(s) cannot be resolved by direct negotiation. Please contact the Department of Community Development for additional information on the Land Use Mediation Program.